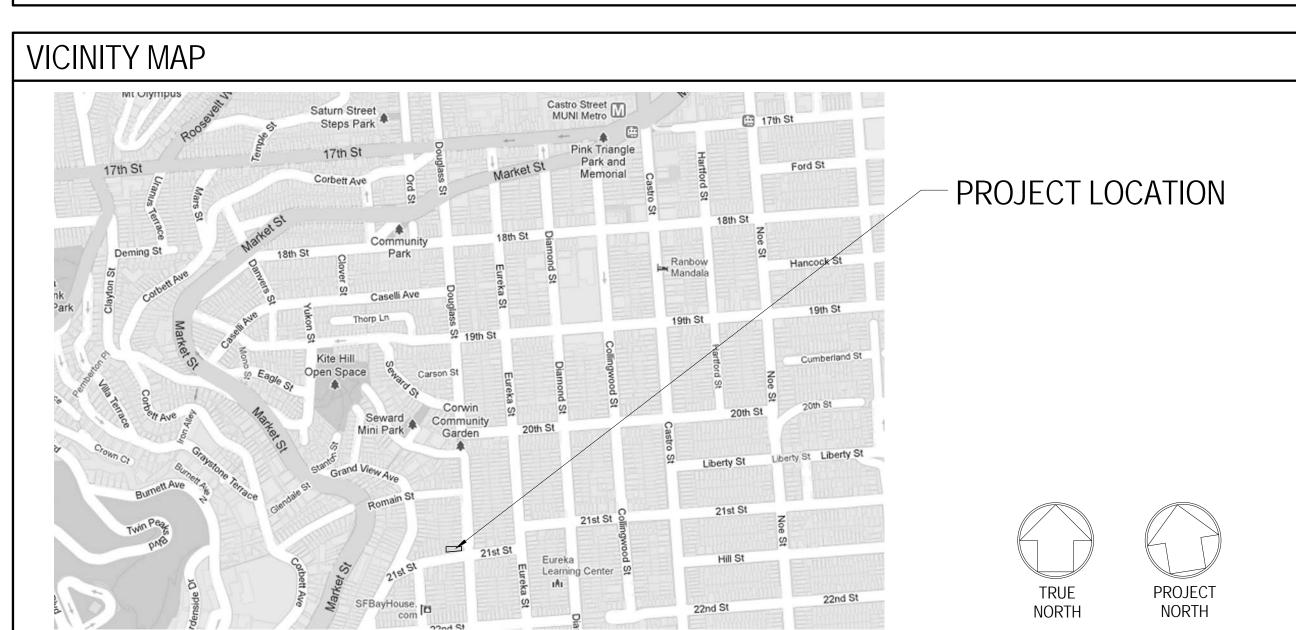
New Residence

4308 21st Street, San Francisco, CA 94114





SCOPE OF WORK

NEW CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON AN RH-2 LOT (NEW CONDOMINIUM)

PROJECT DIRECTORY

Project Sponsor

MM Residence, LLC 4308 21st Street San Francisco, CA 94114

Architect

Armour+Vokic Architecture 3350 Steiner Street San Francisco, CA 94123 415.440.2880

> David Armour, Principal Project Designer 415.816.2642 david@armour-vokic.com

Dom Vokic, Principal Architect of Record 415.846.8376 dom@armour-vokic.com

Kathryn Wiens
Job Captain
415.440.2880
kathryn@armour-vokic.com

BUILDING DATA

Block & Lot No.	2753 / 010
Zoning	RH-2
Height & Bulk	40-X
Occupancy	R-3, U
Use	Single Family Dwelling, Private Garage
Const Tyna	V-R

Const. Type V-B

No. of Stories 3 Stories above Basement

IL 30

Effective CODES:

- 2010 CBC & SF Amendments 2010 CMC & SF Amendments
- 2010 CPC & SF Amendments
 2010 California Electrical Code& SF Amendments
 2010 California Energy Code& SF Amendments
 2010 CFC & SF Amendments
 2007 San Francisco Housing Code Amendements

Building to Receive an Automatic Sprinkler System in Accordance to 2010 CBC 903, Under Seperate Permit

SHEET INDEX

Project Information

- 0.0 Cover Sheet, Index & Project Information
- Notes, Legend & Abbreviations
- A0.2 Project Photos A0.3 3D Vignettes
- A0.4 Street Perspective
- C-2 Attachment C-2 Green Building Site Permit Submittal

Survey Drawings

SV-1 Site Survey

Architectural

- A1.0 Proposed Block Plan
 A1.1 Existing Site Plan
- 1.2 Proposed Site Plan
- A1.3 Existing & Proposed Site SectionsA2.1 Proposed Basement Plan
- A2.2 Proposed First Floor Plan
- A2.2 Proposed First Floor Plan
 A2.3 Proposed Second Floor Plan
- A2.4 Proposed Third Floor Plan
- A2.5 Proposed Roof Plan
- A3.1 Proposed South Elevation
- A3.2 Proposed East Elevation
- A3.3 Proposed North Elevation
- A3.4 Proposed West Elevation
 A3.5 Longitudinal Building Section
- A3.6 Longitudinal Building Section
- A3.7 Longitudinal Building Section
 A3.8 Transverse Building Section
- A3.9 Transverse Building Section

nkler System in

AREA CALCULATIONS

PROPOSED AR	EAS		
Level	Unconditioned Area	Conditioned Area	Proposed Gro Square Foot
Basement	584 sq. ft	576 sq. ft	1,160 s
First Floor	0 sq. ft	1,273 sq. ft	1,273 s
Second Floor	0 sq. ft	1,254 sq. ft	1,254 s
Third Floor	0 sq. ft	470 sq. ft	470 s
Subtotal (N)	584 sq. ft	3,573 sq. ft	4,157 s

(N) Exterior Terraces,
Balconies, and Decks

q. ft
q. ft
q. ft
q. ft
q. ft
q. ft
360 sq. ft

NOTE: LOT AREA = 2,443 SF (96'-4 3/8" depth x 25'-4 1/8" street width)

New Residence

ARCHITECTURE

3350 Steiner Street San Francisco, CA 94123 415.440.2880 www.armour-vokic.com

4308 21st Street San Francisco, CA 94114

Date & Issue

Site Permit

July 5 2013

Site Permit - Revision 2

October 16 2013

Project Pres

Job #:

DO NOT SCALE DRAWINGS
Scale: As indicate

Cover Sheet, Index &

Project Information

A0.0

CODE REQUIREMENTS

- Smoke detectors shall be installed in hallways giving access to bedrooms and above stairwells in accordance with the U.B.C. 1998, Section 310.9.
- All handrails shall be 1-1/2" min., 2" max. @ 34"-38" above stair nosing typical. all railings shall comply with requirements of U.B.C. '95, Sections 509 & 1006.
- All toilets shall be low water consumption type, 1.6 gal. max.
- Maintain 2" clearance between stainless steel flues and all combustable materials. Install chimney supports, mounting flange, insulation stop, fire stop, and chimney cap per manufactures specifications. Cap shall include spark arresting mesh not to exceed
- Provide approved non-removable backflow prevention devices on
- Provide fire and draft stops as required by code.

CONTRACTOR NOTES

- The contractor will visit the site and be fully cognizant of all existing
- conditions prior to submitting any propositions or bids. Contractor shall be responsible for the safekeeping of all existing utilities, amenities and site improvements during construction, whether or not shown on drawings or uncovered during work.
- Contractor shall provide positive drainage away from residence. The contractor shall at all times, keep the construction site free from accumulation of waste materials or rubbish caused by contractor's
- At the completion of the work, contractor shall clean all surfaces and leave the work "broom clean". All carpets are to be vacuumed clean.
- Trench backfill within public right-of-way shall conform to city or county
- Contractor shall provide for traffic control as required.
- Contractor shall provide and utilize facilities necessary to control dust. If any asbestos or known materials containing asbestos are discovered, the contractor will be responsible to coordinate with the owner, as required for the removal of these conditions, prior to the beginning of this project. If the contractor participates in any portion of the removal process in his coordination with the owner, then the contractor will provide the owner with a written statement releasing the owner of any future liability from the contractor, his employees and any subcontractors hired by the contractor related to this work
- These drawings and specifications do not represent an assessment of the presence or an assessment of the absence of any toxic or hazardous materials on this project site. The owners are solely responsible for such assessment and should be consulted for any questions, therein. The contractor will resolve the applicable regulations and procedures with the owner at the time of discovery.
- All work will be performed in accordance with all applicable codes, laws, ordinances and regulations, which relate to this project, including but not limited to: State of Cal. Administrative Code Title 24, last accepted edition CBC 2007 or last accepted edition; CEC 2007 or last accepted edition; CPC 2007 or last accepted edition; CMC 2007 or last accepted edition.
- It is the responsibility of the contractor to notify the Architect at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications of this project.
- The contractor will coordinate and be responsible for all work by subcontractors and their compliance with all these general conditions. The contractor will identify any conflicts between the work of the subcontractors, as directed by these drawings, during the layout of the affected trades. The contractor will review these conditions with the architect for design conformance before beginning any installation.
- The contractor will field verify all existing and proposed dimensions and conditions. It is the responsibility of the contractor to notify the architect at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications. Contractor shall follow dimensions and is not to scale drawings. If dimensions are required but not shown the contractor shall notify the architect.
- Any changes, alternatives or modifications to these drawings and specifications must be approved in writing from the architect and owner, and only proceed when such written approval clearly states the agreed cost or credit of the change, alternative or modification to this project.
- The intent of these drawings and specifications is to include all items necessary for a complete job. The contractor will provide all materials, labor and expertise necessary to achieve a complete job as shown in these drawings and specifications or not shown, but intended.
- The contractor is fully responsible for construction means, methods, techniques, sequences and procedures for the work shown on these drawings and specifications. It is the contractors responsibility to enact the aforementioned in compliance with generally accepted standards of practice for the construction industry for the type of work shown on these drawings and specifications.
- The architect reserves the right of review for all materials and products, for which no specific brand name or manufacturer is identified in these drawings and specifications. The contractor shall verify with the architect the need for shop drawings or samples of materials and products, which were not identified, as well as any material, products or equipment substitutions proposed in place of those items identified in these drawings and specifications.
- It is the contractors responsibility to verify and coordinate all utility type connections, utility company's requirements and include any related costs associated with this responsibility in their proposal or bid. The contractor is responsible for writing letters regarding operative agreements for this project between the contractor and the local fire department, the local water agency, the local natural or propane gas providers, TV provider, the owner's security service provider and any unnamed utility type service provider. The contractor will provide copies of any such agreements to the architect and owner, if required or requested.
- The contractor is fully responsible to enact the appropriate safety precautions required to maintain a safe working environment. The contractor will also indemnify and hold harmless the owner, the architect, their consultants, and their employees from and against any claims for damages, including any injury claims by the contractor, his employees, his subcontractors or anyone he allows on the construction site, which result from the contractor's performance of the work shown on these drawings and specifications.
- The contractor will carry the appropriate workman's compensation and liability insurance as required by the local government agency having jurisdiction for this issue, as well as comply with the generally accepted industry standards of practice for a project of his scope. It will be the responsibility of the contractor to verify with the owner if owner will be required to carry fire insurance or other types of insurance for the duration of the project, and assist the owner in identifying the amount of
- coverage required. Where intended, all new work shall align and be of the same material finish and quality.
- The sealant, caulking and flashing locations shown on these drawings are not intended to cover all conditions requiring these products. It is the responsibility of the Contractor to identify all conditions requiring these products, to review conditions not identified in the drawings with the Owner's Agent for design conformance and to provide and warrant a complete waterproof installation.
- All connectors and fasteners are intended to be concealed, unless otherwise noted. Where such devices cannot be concealed, as intended, notify the Owner's Agent for review of design conformance.

GENERAL NOTES

- Comply all with codes, laws, ordinances, rules, and regulations of public authorities governing the work.
- Obtain and pay for permits and inspections required by public authorities governing the work. Review documents, verify dimensions and field conditions and confirm that
- work is buildable as shown. Report any conflicts or omissions to the architect for clarification prior to performing any work in question. Submit requests for substitutions, revisions, or changes to architect for
- review prior to purchase, fabrication or installation. Coordinate work with the owner, including scheduling time and locations for deliveries, building access, use of building services and facilities, and use of elevators. Minimize disturbance of building functions and
- Owner will provide work noted "by others" or "NIC" under separate contract. Include schedule requirements in construction progress schedule and coordinate to assure orderly sequence of installation
- Coordinate telecommunications, data and security system installations. Maintain exits, exit lighting, fire protective devices, and alarms in

conformance with codes and ordinances.

- Protect area of work and adjacent areas from damage. Maintain work areas secure and lockable during construction. Coordinate
- with tenant and landlord to ensure security. Do not scale drawings. Written dimensions govern. In case of conflict,
- consult the architect. Maintain dimensions marked "clear". Allow for thickness of finishes. Coordinate and provide backing for millwork and items attached or mounted
- to walls or ceilings. 14. Where existing access panels conflict with construction, relocate panels
- to align with and fit within new construction. Undercut doors to clear top of floor finishes by 1/4 inch, unless otherwise
- If the Contractor finds fault, disagrees, objects or would like to change the scope of these conditions and his stated responsibilities as outlined in these General Notes, then the Contractor must resolve such changes with the Owner in writing before signing a contract. Failure to do so will constitute an understanding of these General Notes and their acceptance by the Contractor.

ABBREVIATIONS (where not otherwise defined)

PL	PROPERTY LINE	ENCL.	Enclosure	O.C.	On Center
ф	SQUARE FEET	E.P.	Electrical Panel	O.D.	Outside Diameter
&	AND	EQ.	Equal		or Overflow
		EQUIP.	Equipment	Drain	
4	ANGLE	EXPO.	Exposed	O.H.	Opposite Hand
@	AT	EXP.	Expansion		(Mirror Image)
/	DIAMETER	EXT.	Exterior	OPNG.	Opening
Ĺ	PERPENDICULAR	F.D.	Floor Drain	OPP.	Opposite
	POUND OR	FDN.	Foundation	PL.	Plate
#	NUMBER	FF. (FF)	Finish Face	PLAS.	Plaster
		FIN.	Finish	PLWD.	Plywood
<	LESS THAN	FL.	Floor	PNL.	Panel
>	GREATER THAN	FLASH.Flashi		PT.	Point
Ę	CENTERLINE	FLOUR.	Flourescent	PR.	Pair
2001/0	A. I I. II	F.O.	Face of	PTD.	Painted
BBRVS.	Abbreviations	F.O.C.	Face of Concrete	PTN.	Partition
3V.	Above	F.O.F.	Face of Finish	P.T.	Pressure Treated
COUS.	Acoustic(al)	F.O.S.	Face of Stud		
D.	Area Drain	FS	Face of Stud	R.	Riser or Radius
DJ. FF	Adjacent Above Finish Floor	FPRF.	Fireproof	REINF.	Reinforcing
GGR.		FRG. (FRG)	Framing	R.D.	Roof Drain
	Aggregate Aluminum	FT.	Foot/Feet	REQ.	Required
(AL) P.	Access Panel	FTG.	Footing	RESIL.	Resilient
r. P.N.	Assessor's Parcel	FURR.	Furring	R.O.	Rough Opening
1 .11.	Number	FUT.	Future	RDWD.	Redwood
PPROX.	Approximate		_	RWL	Rainwater Leader
RCH.	Architect	GA.	Gauge	_	
SPH.	Asphalt	GALV.	Galvanized	S.	South

Shelf

Shower

Sheet

Similar

Specification

Stainless Steel

See Structural

Drawings

Standard

Steel

Storage

Tread

Towel Bar

Telephone

Tempered

Threshold

Top of Wall

Dispenser

Television

Tube Steel

Unfinished

Noted

Unless Otherwise

Typical

Toilet Paper

Thick

Top of

Toungue & Groove

Structural

Sheet Vinyl

Symmetrical 5 4 1

Galvanized Grab Bar S.C. (SC) Solid Core Schedule

GDRL. SCHED. Guardrail GL. (GL) Grid Line Backing SHR. GLS. Glass Building **GFCI** SHT. Ground Fault Blocking SIM. Circuit Interrupt Beam **SPEC** GND. Ground Bottom of GR. SQ. Grade Built-up Roofing S.S. GYP. Gypsum S.S.D. **GWB** Gypsum Cabinet

G.B.

Wall-board Catch Basin STD. Galvanized Iron Cement STL. Ceramic STOR. Hose Bib Cast Iron STRL. H.C. (HC) Hollow Core Control Joint S.V. HDWD. Hardwood Centerline HDWR. SYM. Hardware HDRL Handrail

Hollow Metal

Horizontal

High Point

Kitchen

Ceiling Caulking H.M. (HM Closet HORIZ. Clear H.P. Concrete Masonry Unit Counter Clean Out

Column

Concrete

Casework

Center

Double

Detail

Down

Door

Drawer

Downspout

Drawing

Existing

East

Each

Expansion Bolt

Elevation

Electrical

Elevator

Expansion Joint

Diameter

Dimension

Door Opening

Cold Rolled

ASPH.

BKG.

BLDG.

BLKG.

B.O.

B.U.R.

CEM.

CER.

CLG.

CLKG.

CLO.

CLR.

C.M.U.

CNTR

C.O.

COL.

CONC

CONT.

CSWK

CTR.

CTSK.

DET.

DIM.

D.O.

DWR.

D.S.

DWG.

ELEC.

ELEV.

AXX.XX

DN. (DN)

Asphalt

Hour Height **Inside Diameter** INFO. Information INSUL. Insulation

LAM.

Ceramic Tile Countersunk LAV. L.P.

Laminate Lavatory Low Point MAX. Maximum M.C. Medicine Cabinet MECH. MEMB.

Mechanical Membrane MET. Metal MFR. Manufacturer MNFR. Manufacturer MIN. Minimum MISC. Miscellaneous

MUL. Mullion New

North

Nominal

Not to Scale

Not in Contract

VEN. VERT. VEST. V.T. V.I.F.

T.B.

TEL.

TEMP.

T&G

THK.

T.O.

T.V.

T.S.

TYP.

UNF.

U.O.N.

T.O.W.

West With WD. (WD) Wood W.O. W/O

Veneer Vertical Vestibule Vinyl Tile Verify in Field

Where Occurs Without WP. Waterproofing WR. Water Resistant Weight

PROJECT NOTES

LIST OF BID ALTERNATES



3350 Steiner Street San Francisco, CA 94123 415.440.2880 www.armour-vokic.com

New Residence

4308 21st Street San Francisco, CA 94114

Site Permit July 5 2013

1/4" = 1'-0"

Project Presentation Job #:

Drawn By: DO NOT SCALE DRAWINGS

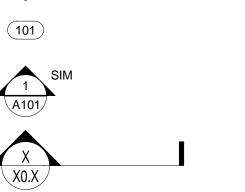
> Notes, Legend & **Abbreviations**



N.I.C.

NOM.

N.T.S.



INTERIOR WALL 1 HOUR RATED WALL EXISTNG/NEW

EXISTING EXTERIOR or INTERIOR WALL TO BE DEMOLISHED OVERHEAD LINE

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STREET VIEW - SIDE FACADE



SUBJECT PROPERTY 4308 21ST STREET ADJACENT PROPERTY 492 DOUGLASS STREET

STREET VIEW - FRONT FACADE



490 DOUGLASS STREET

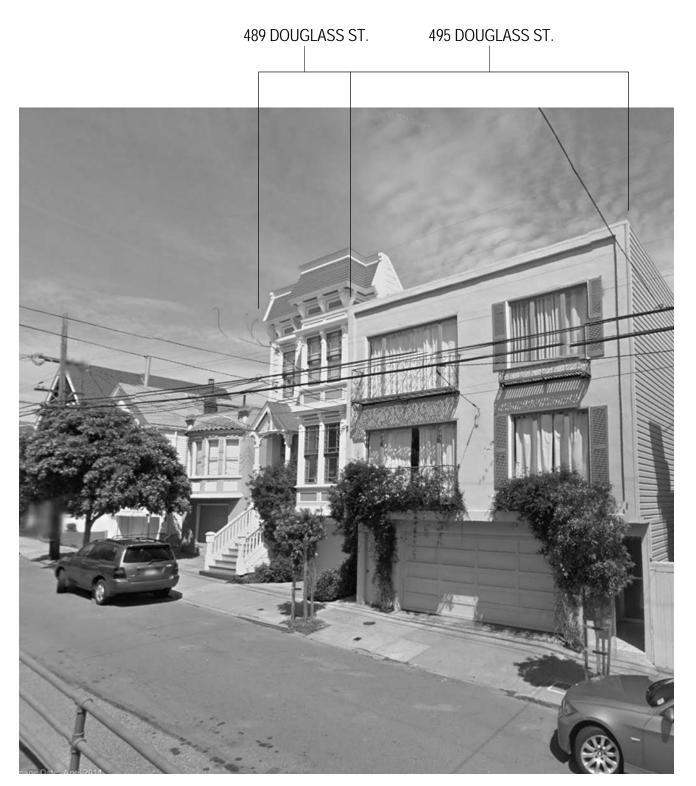
ADJACENT PROPERTY 492 DOUGLASS STREET

STREET VIEW - FRONT FACADE

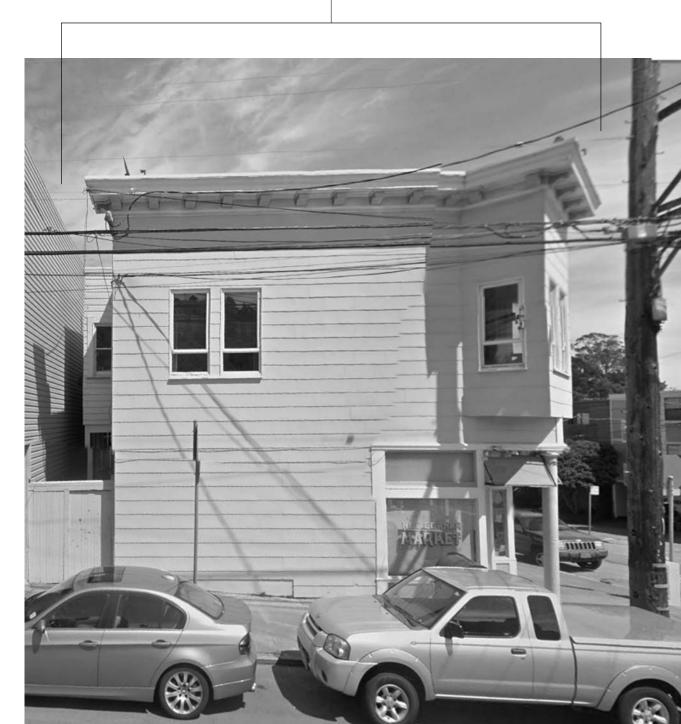
4250 & 4252 21ST STREET



STREET VIEW - FACING SIDE



STREET VIEW - FACING SIDE



STREET VIEW - FACING SIDE

ARMOUR+VOKIC
ARCHITECTURE

3350 Steiner Street
San Francisco, CA 94123

New Residence

415.440.2880 www.armour-vokic.com

4308 21st Street San Francisco, CA 94114

Date & Issue

Site Permit

Variance 10 May 2013

July 5 2013

Project Presentation

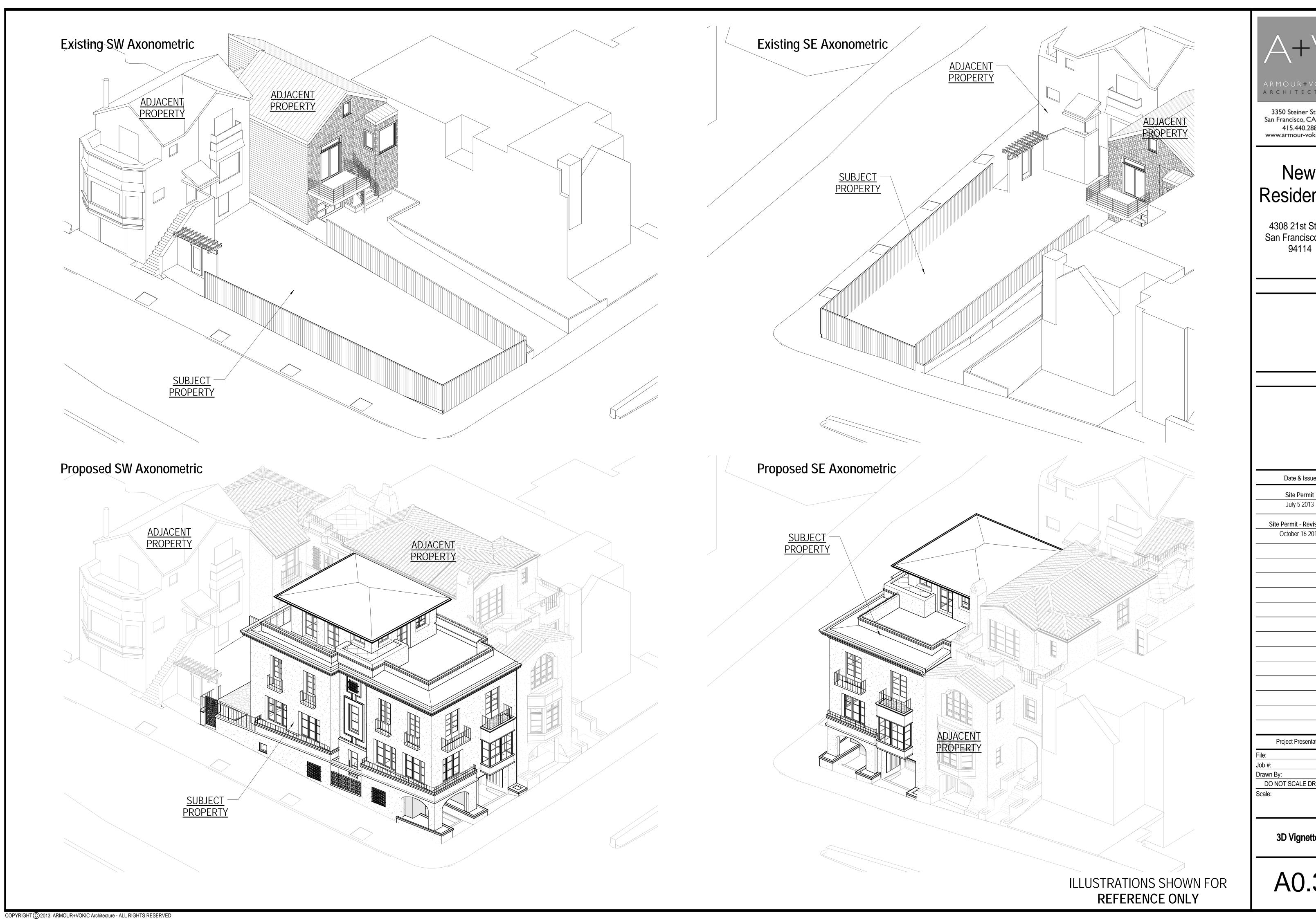
Job #: ____ Drawn By:

DO NOT SCALE DRAWINGS

Scale:

Project Photos

A0.2



3350 Steiner Street San Francisco, CA 94123 415.440.2880 www.armour-vokic.com

New Residence

4308 21st Street San Francisco, CA 94114

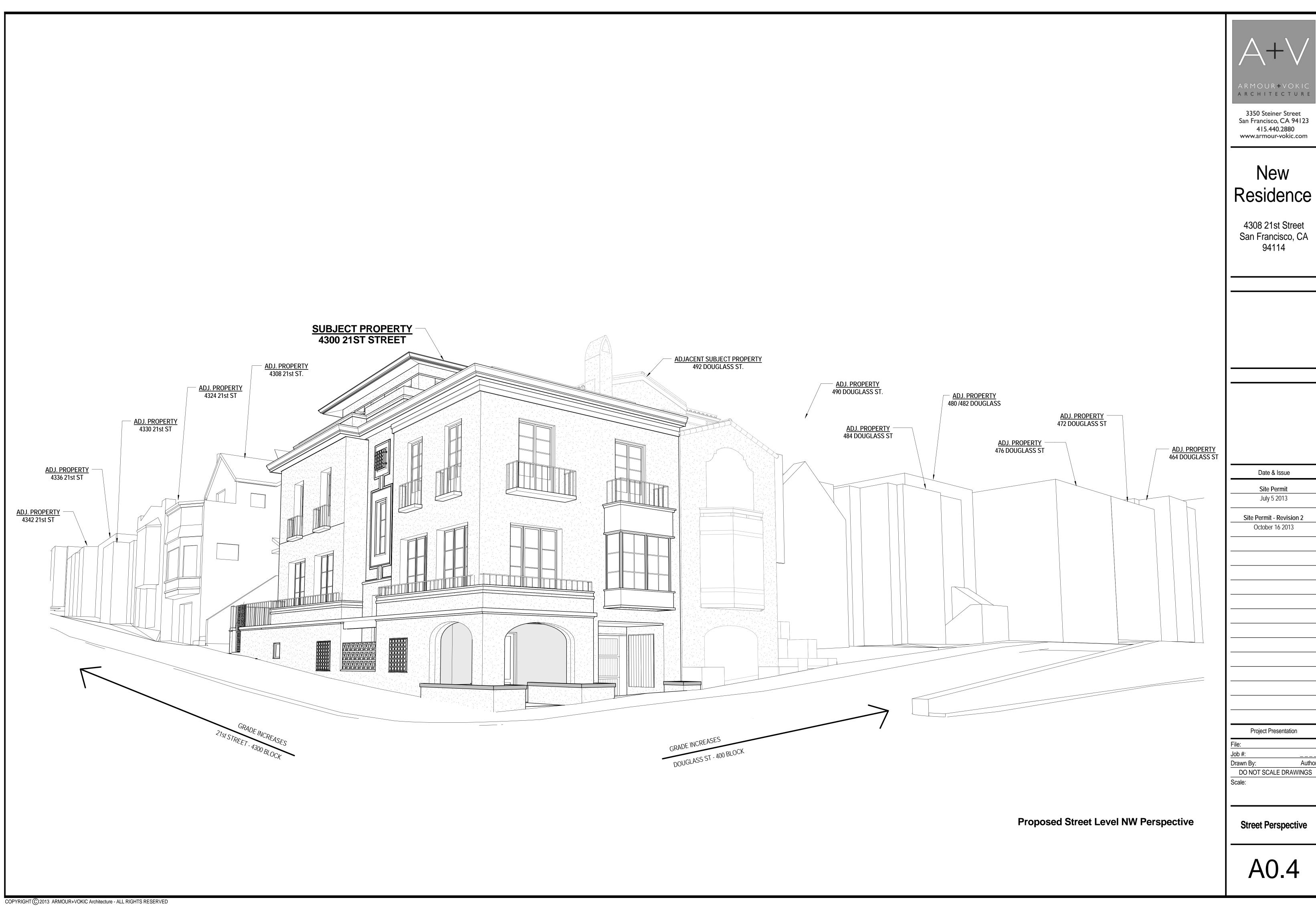
Site Permit - Revision 2 October 16 2013

Project Presentation

Drawn By:
DO NOT SCALE DRAWINGS

3D Vignettes

A0.3





Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name New Residence	Block/Lot 2735 / 010	Address 4308 21st Street, San Francisco, CA 94114
Gross Building Area 4,362 s.f.	Primary Occupancy R-3	Design Professional/Applicant: Sign & Date Dom Vokic 15 May 2013
# of Dwelling Units 1 (one)	Height to highest occupied floor 27'-5 3/8"	Number of occupied floors 4 (3 Stories over Basement)

Water Meters: Provide submeters for spaces projected to

Air Filtration: Provide at least MERV-8 filters in regularly

occupied spaces of mechanically ventilated buildings (or LEED

Air Filtration: Provide MERV-13 filters in residential buildings in

Acoustical Control: wall and roof-ceilings STC 50, exterior

air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38

windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)

building over 50,000 sq. ft. (13C.5.303.1)

credit IEQ 5). (13C.5.504.5.3)

and SF Building Code 1203.5)

consume more than 1,000 gal/day, or more than 100 gal/day if in

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	•
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	•
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	•
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	•
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•

GREENPOINT RATED PROJECTS

See Administrative Bulletin 088 for details.

OREEM ONT RATED TROOPS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/-adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	•
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	•
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	•

Notes

New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
 LEED for Homes Mid-Rise projects must meet the "Silver" standard.

2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS						
	New Large Commercial	Residential	New Residential High-Rise ¹	Commerical Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:					75	
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is no	ot required)					
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance	•	•	•	•	Meet C&D ordinance only	•

	LEED MR 2, 2 points					,	
1	15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	•	•	•	•	475 000030	ED site only
	Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).		n/r	n/r	n/r	n/r	n/r
	Enhanced Commissioning of Building Energy Systems LEED EA 3	•		Mee	t LEED prerequi	sites	
l	Water Use - 30% Reduction LEED WE 3, 2 points	•	n/r	•	Mee	t LEED prerequi	sites
	Enhanced Refrigerant Management LEED EA 4	•	n/r	n/r	n/r	n/r	n/r
l	Indoor Air Quality Management Plan LEED IEQ 3.1	•	n/r	n/r	n/r	n/r	n/r
1	Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	•	n/r	•	•	•	•
	Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	•	See San Fran	/r cisco Planning	•	n/r	n/r
	Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	•	Code	e 155	•	n/r	n/r

n/r

n/r

n/r

n/r

n/r

See CBC 1207

n/r

n/r

n/r

n/r

OTHER APPLICABLE NON-RESIDENTIA	L PROJE	CTS
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non- Residential	Addition >2,000 selection OR Alteration >\$500,00
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	•	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)	•	•
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	•	•
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	•	•
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	•	•
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	•	(Testing & Balancing
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	•	•
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)		•
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	•	•
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	•	•
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	•	•
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	•	•
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	•	•
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	•	Limited except See CA T24 Pa Section 5.71
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	•	See CA Part 11 Sect 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	•	•
Additional Requirements for New A, B, I, OR M Occupancy Projects	5,000 - 25,000	Square Fe
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	•	Meet C& ordinance
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR		·- I
demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR		n/r



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New Residence

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Site Permit
July 5 2013

Project Presentation e:

Job #:

Drawn By:

Author

DO NOT SCALE DRAWINGS

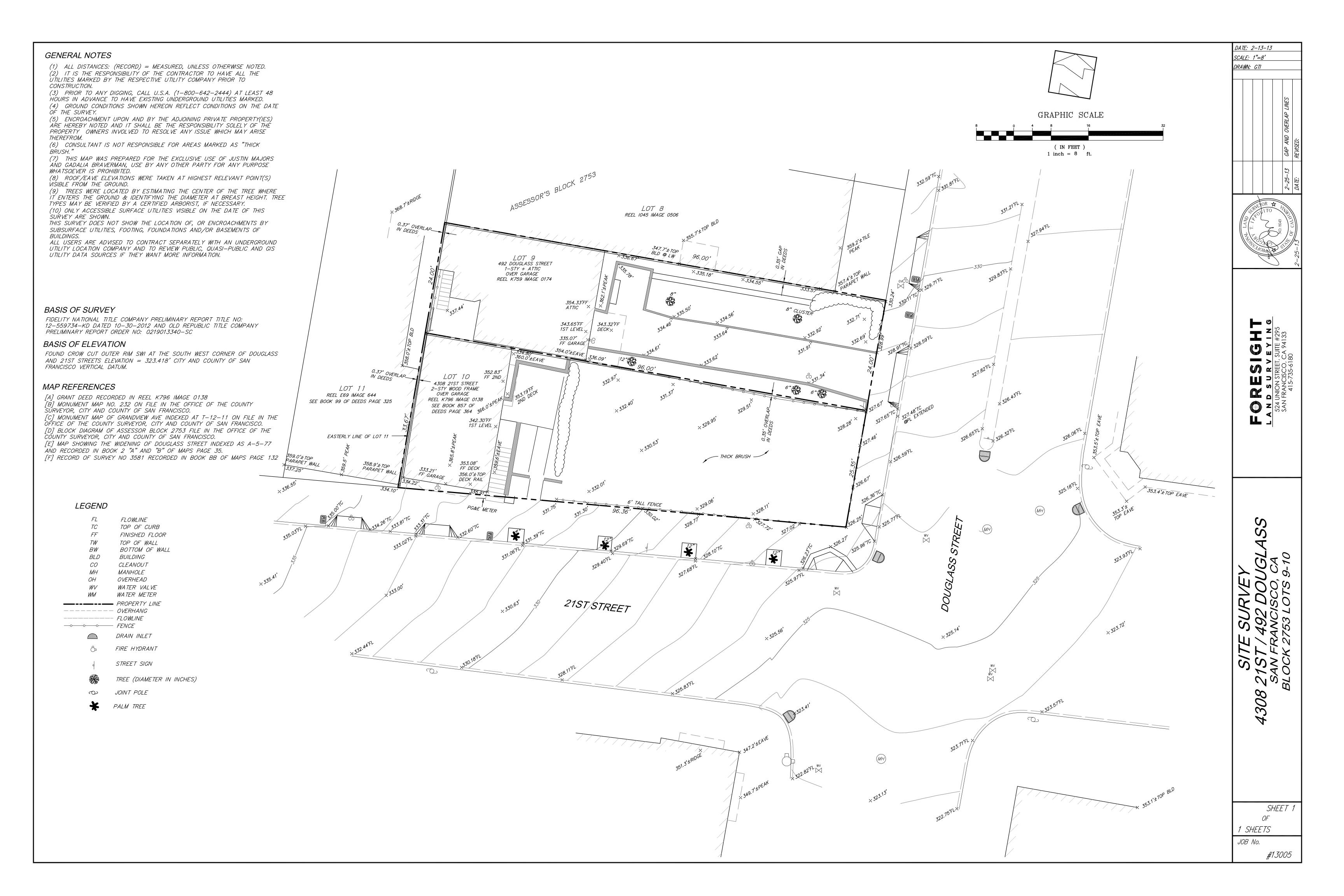
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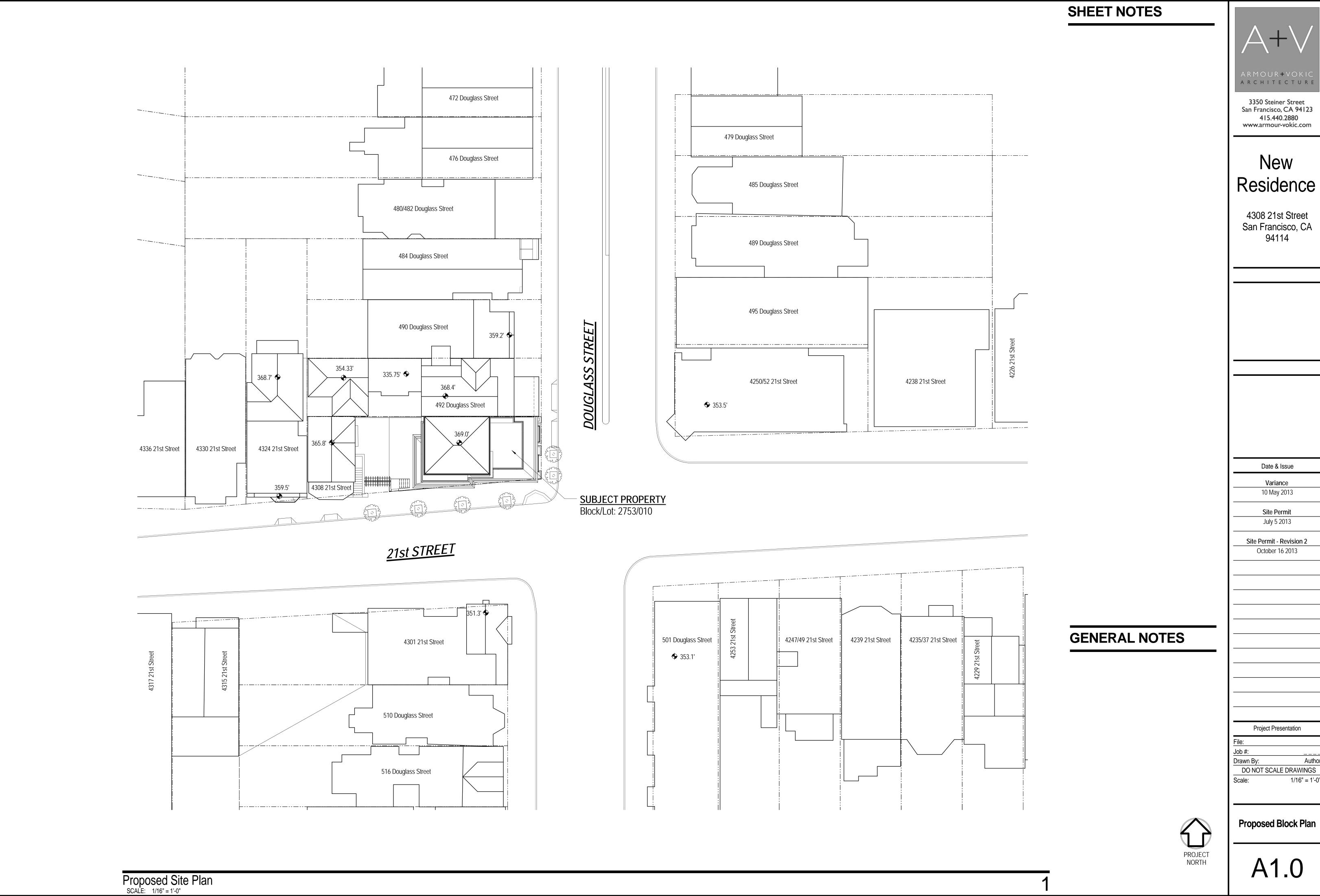
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Attachment C-2 Green
Building Site Permit

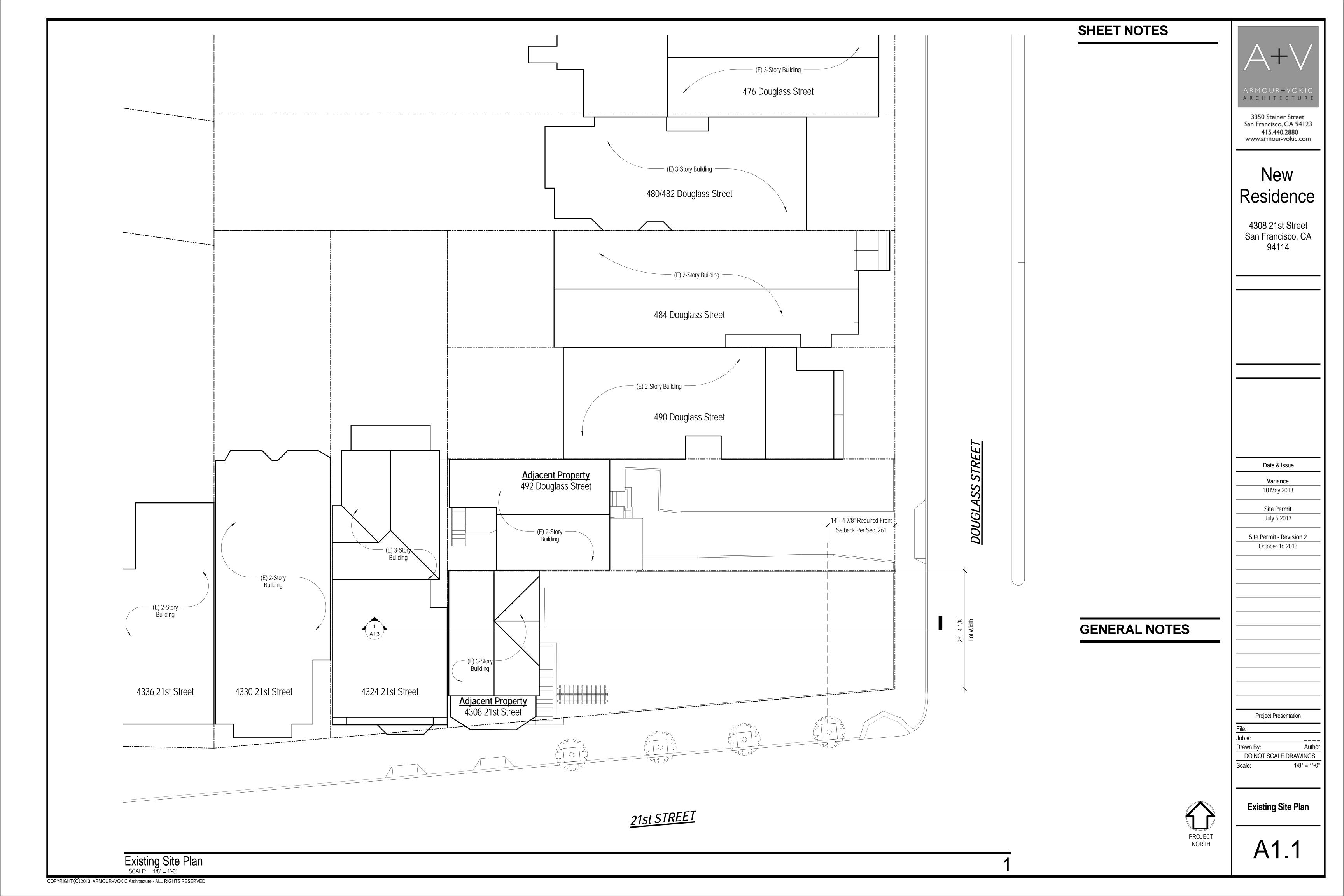
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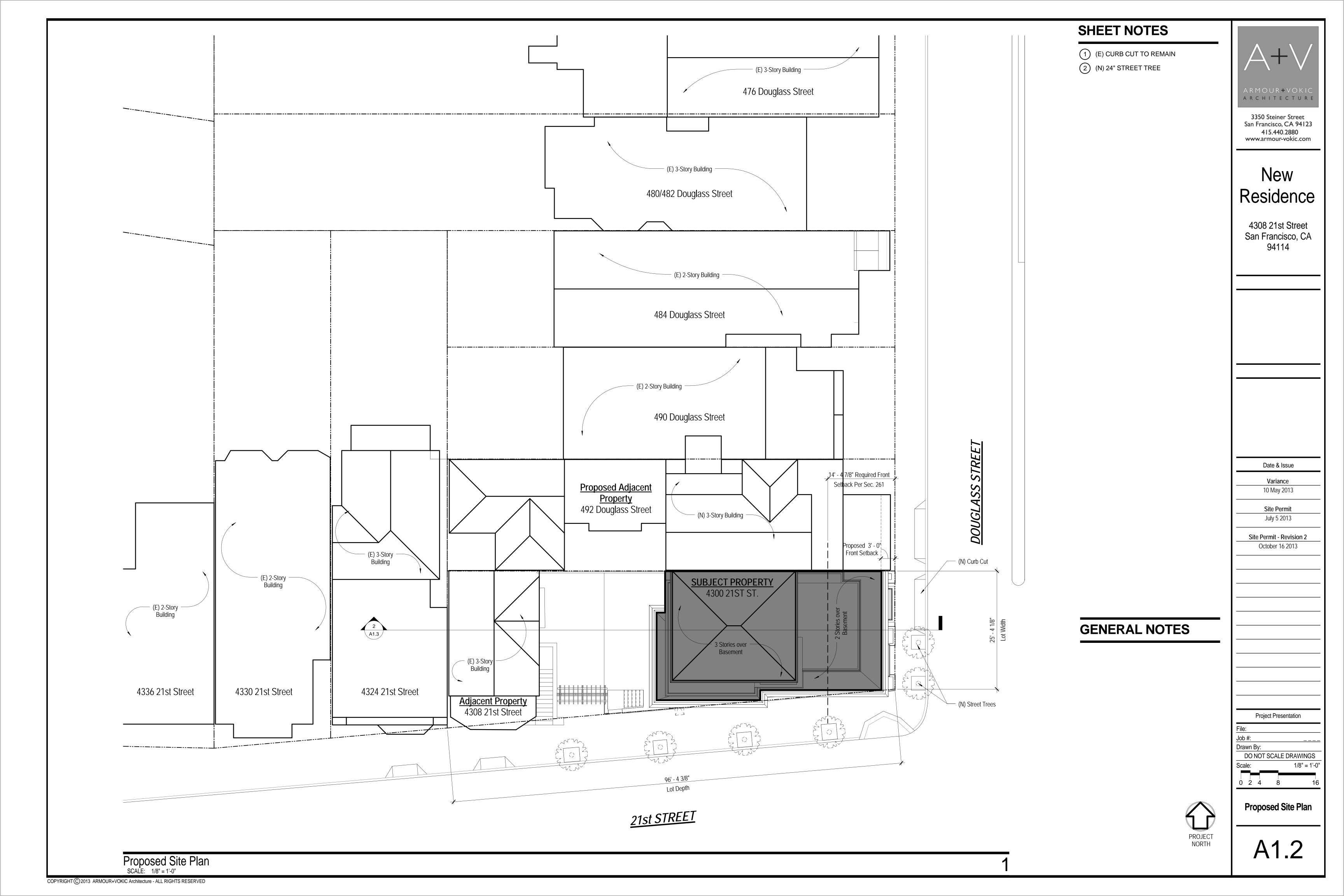
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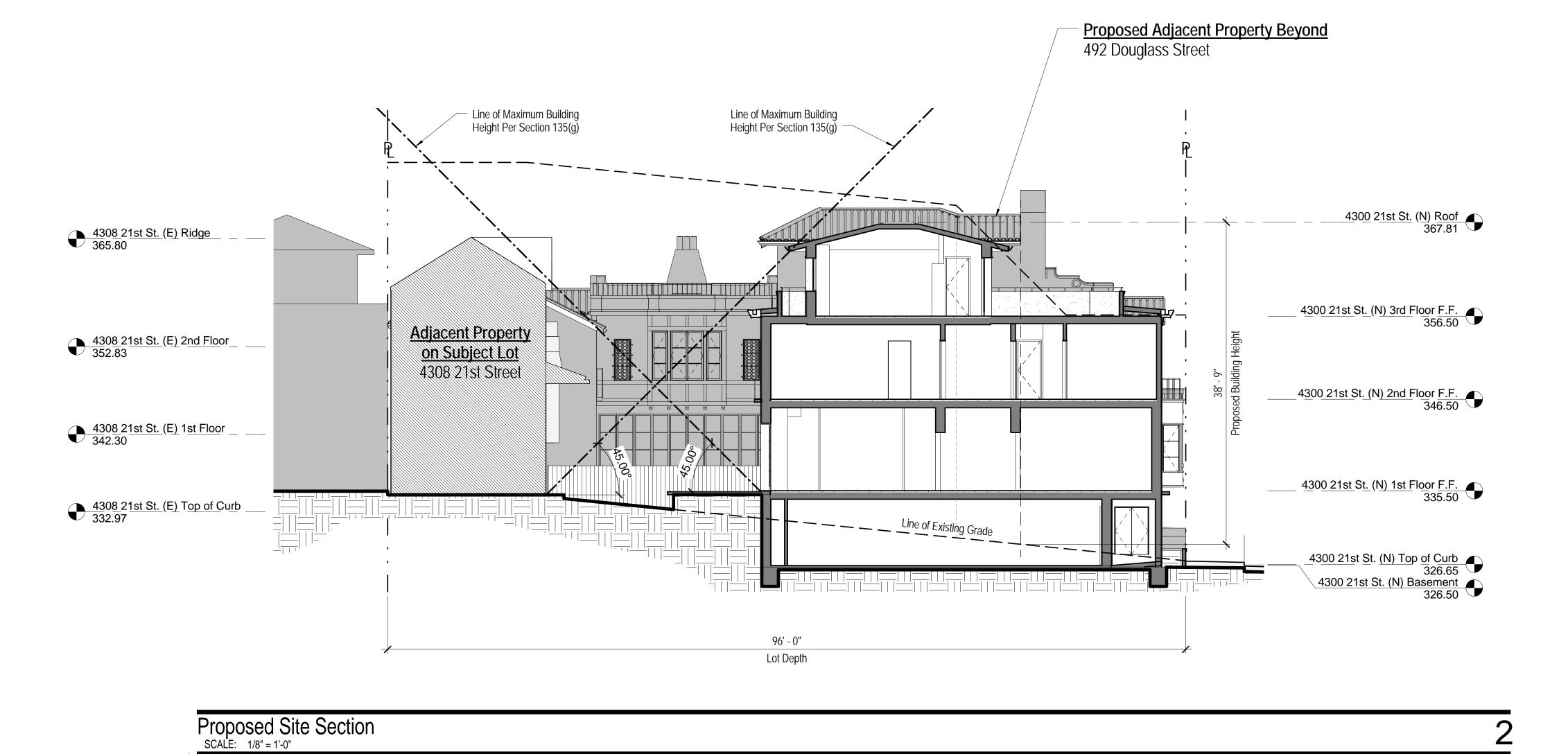


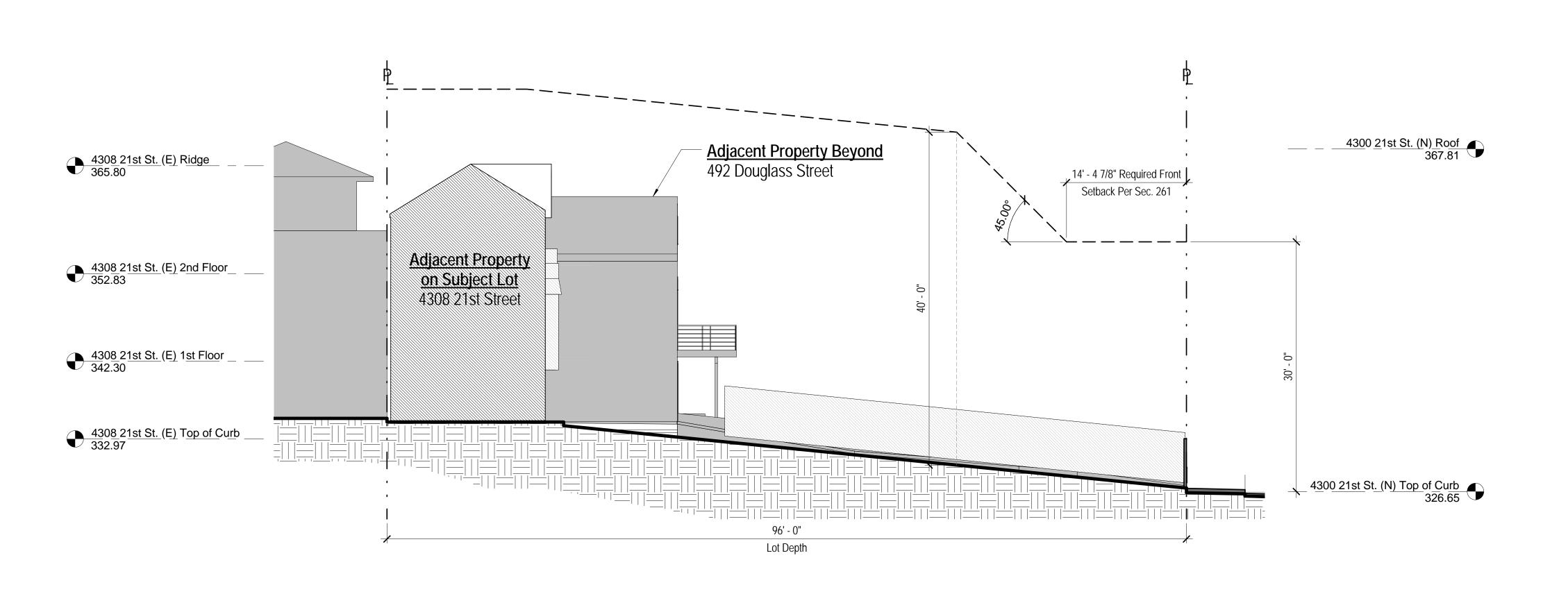


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Site Permit

Site Permit - Revision 2
October 16 2013

July 5 2013

Project Presentation

File:

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Drawn By:

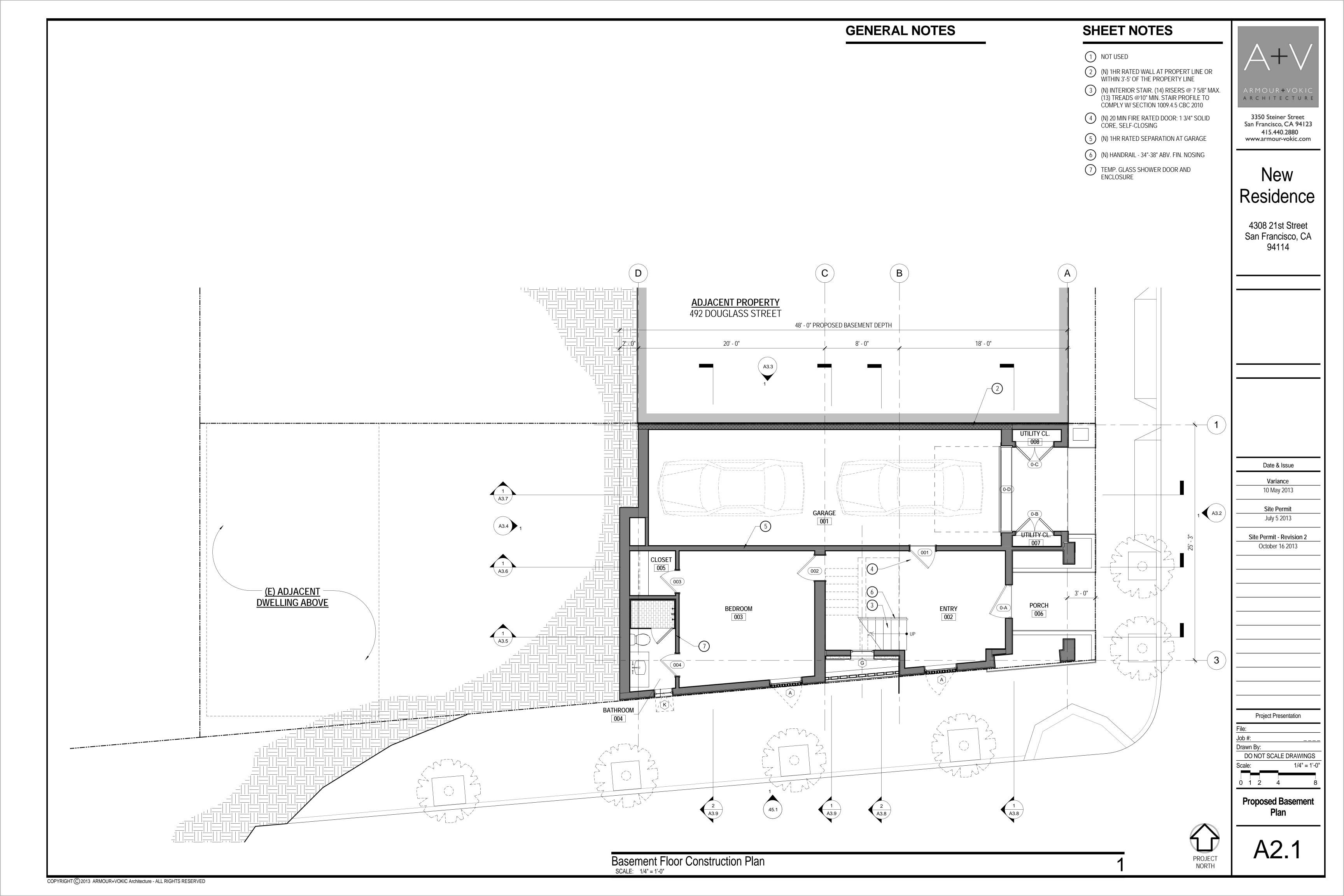
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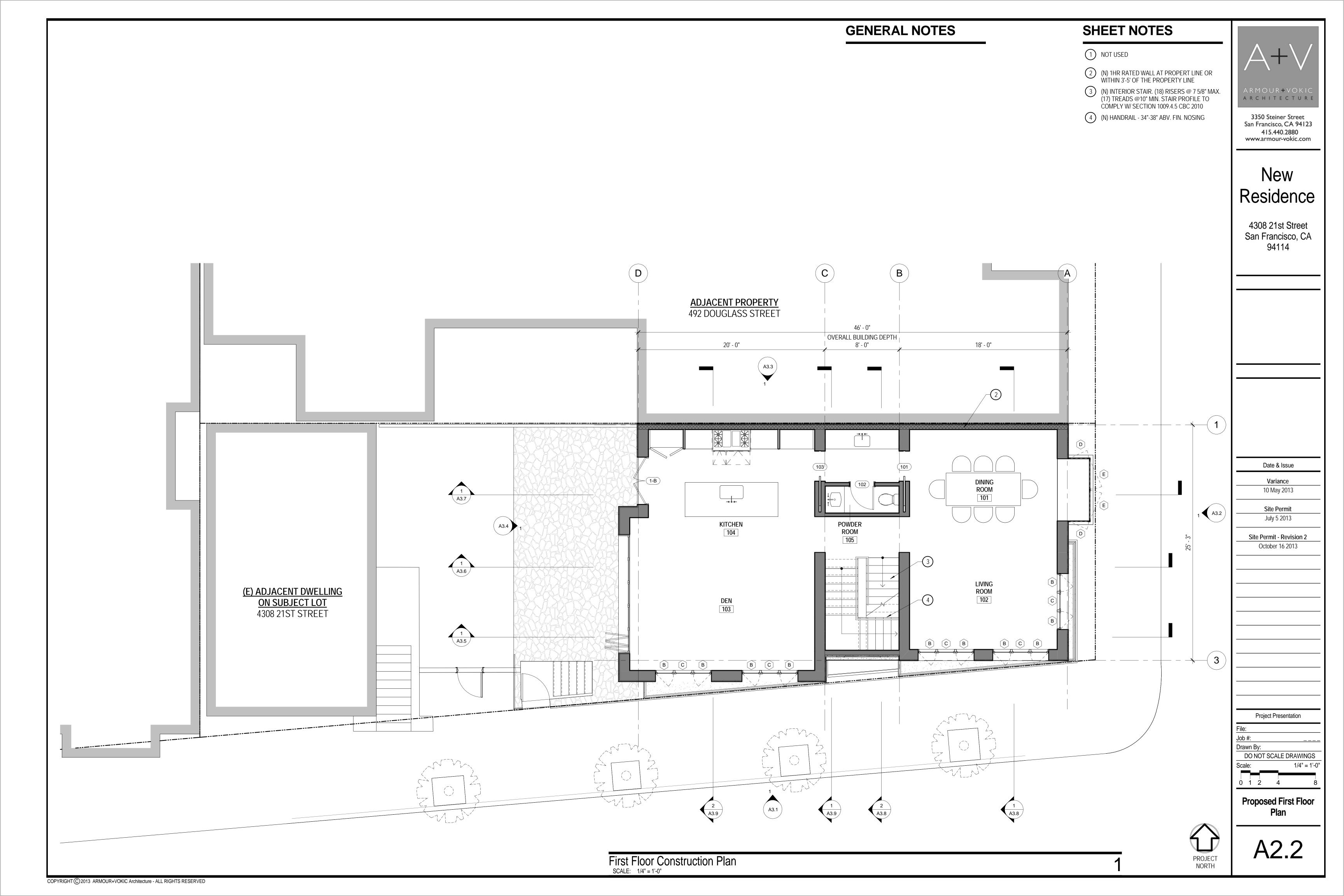
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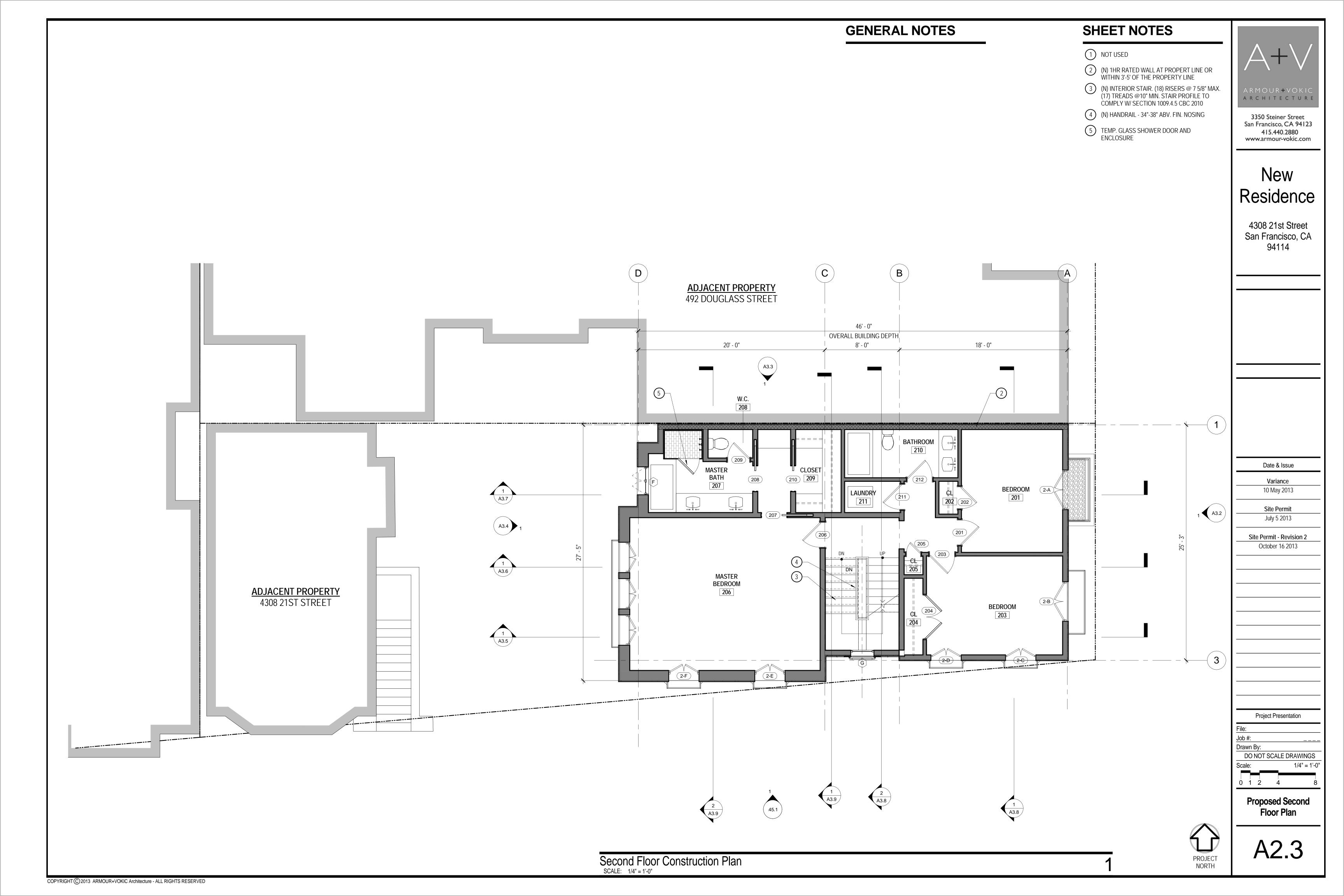
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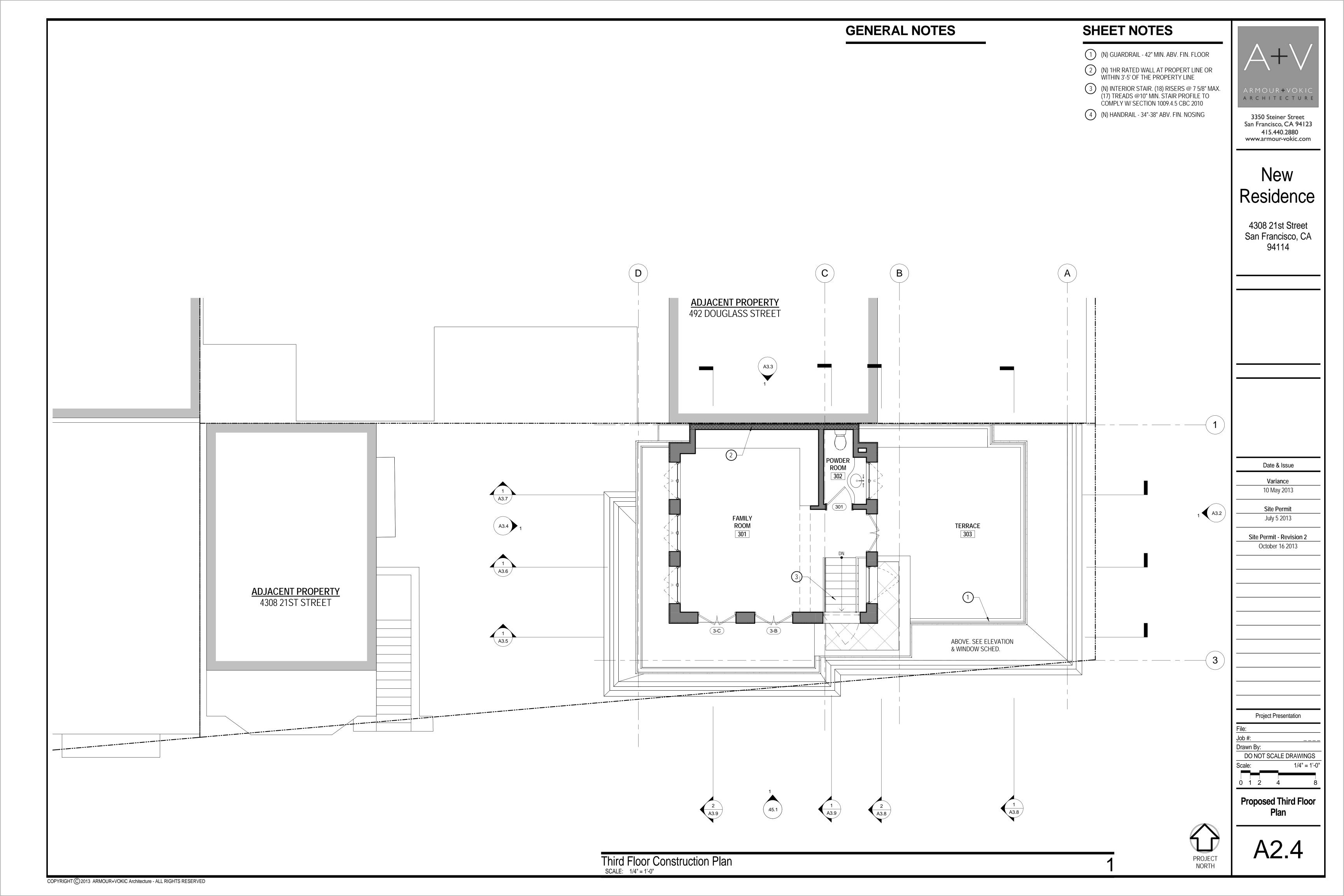
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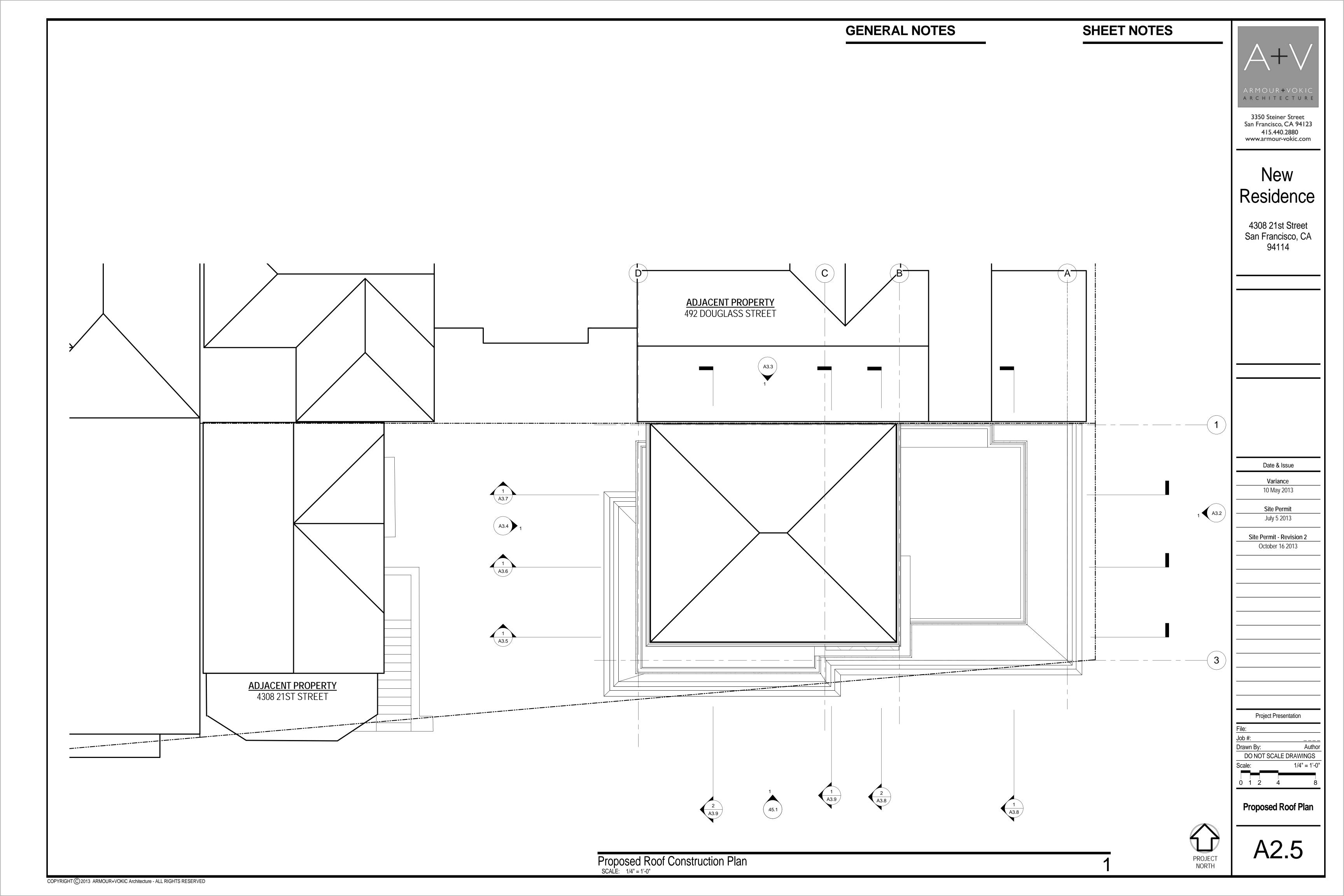
A1.3

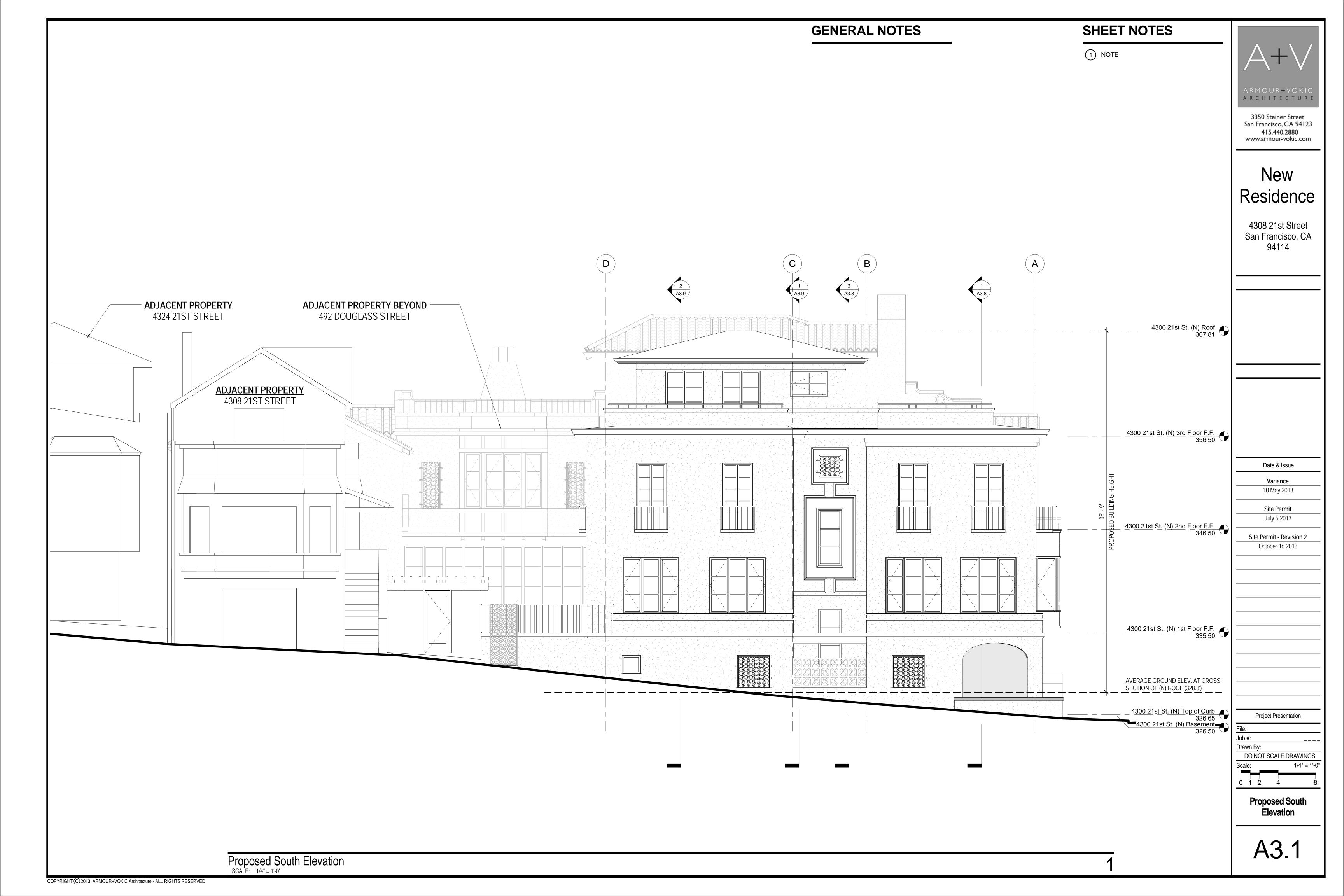


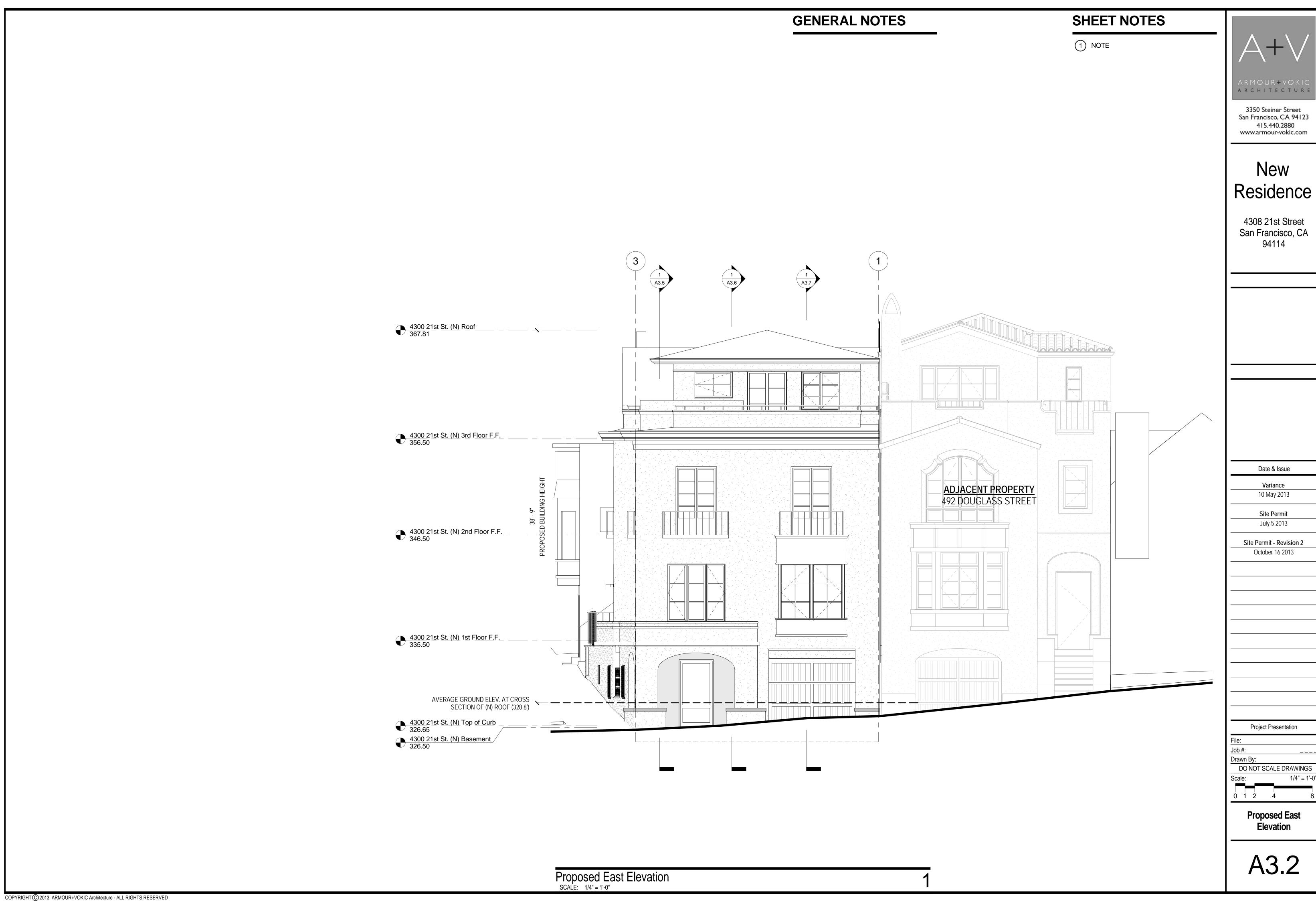




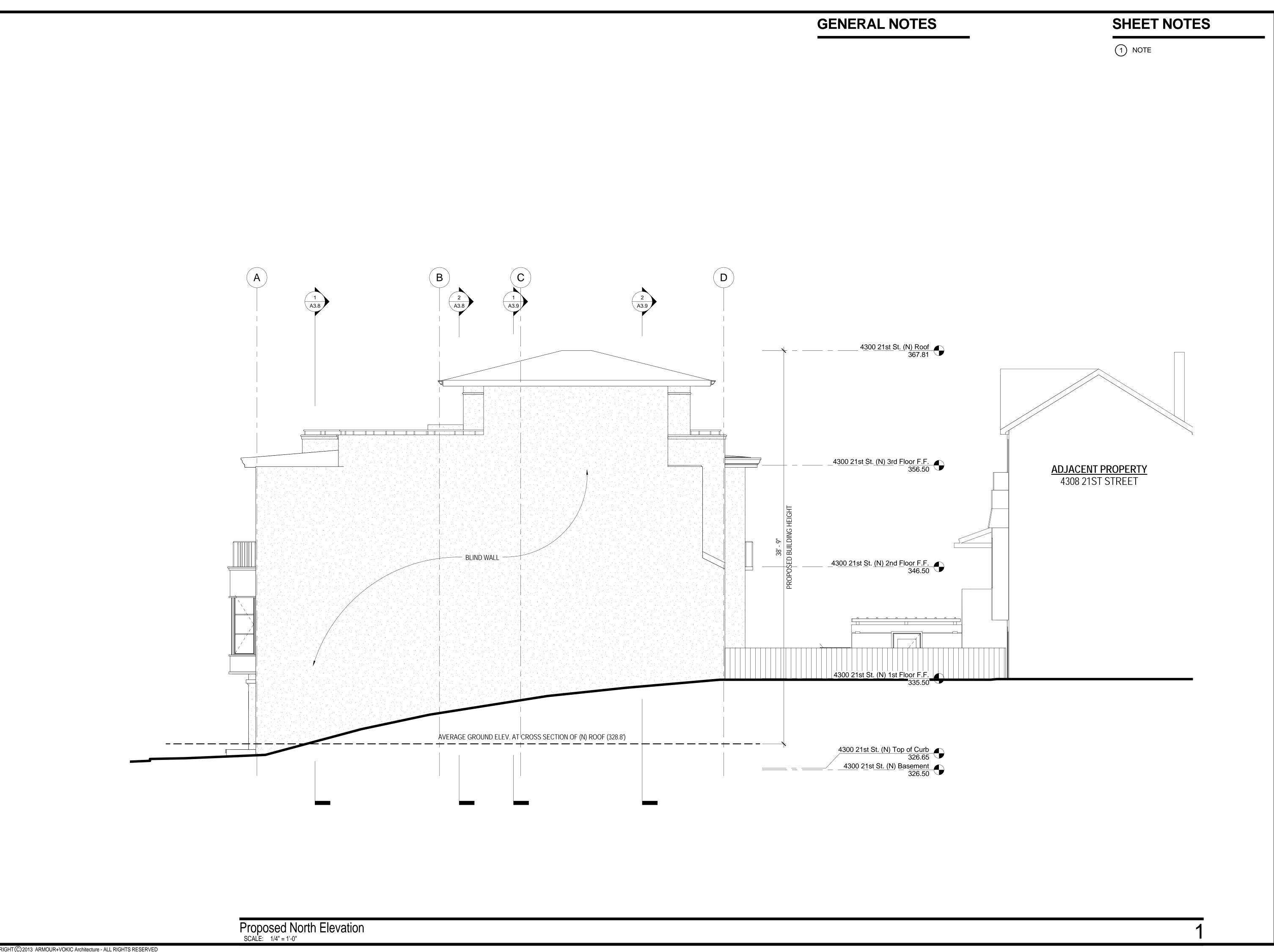








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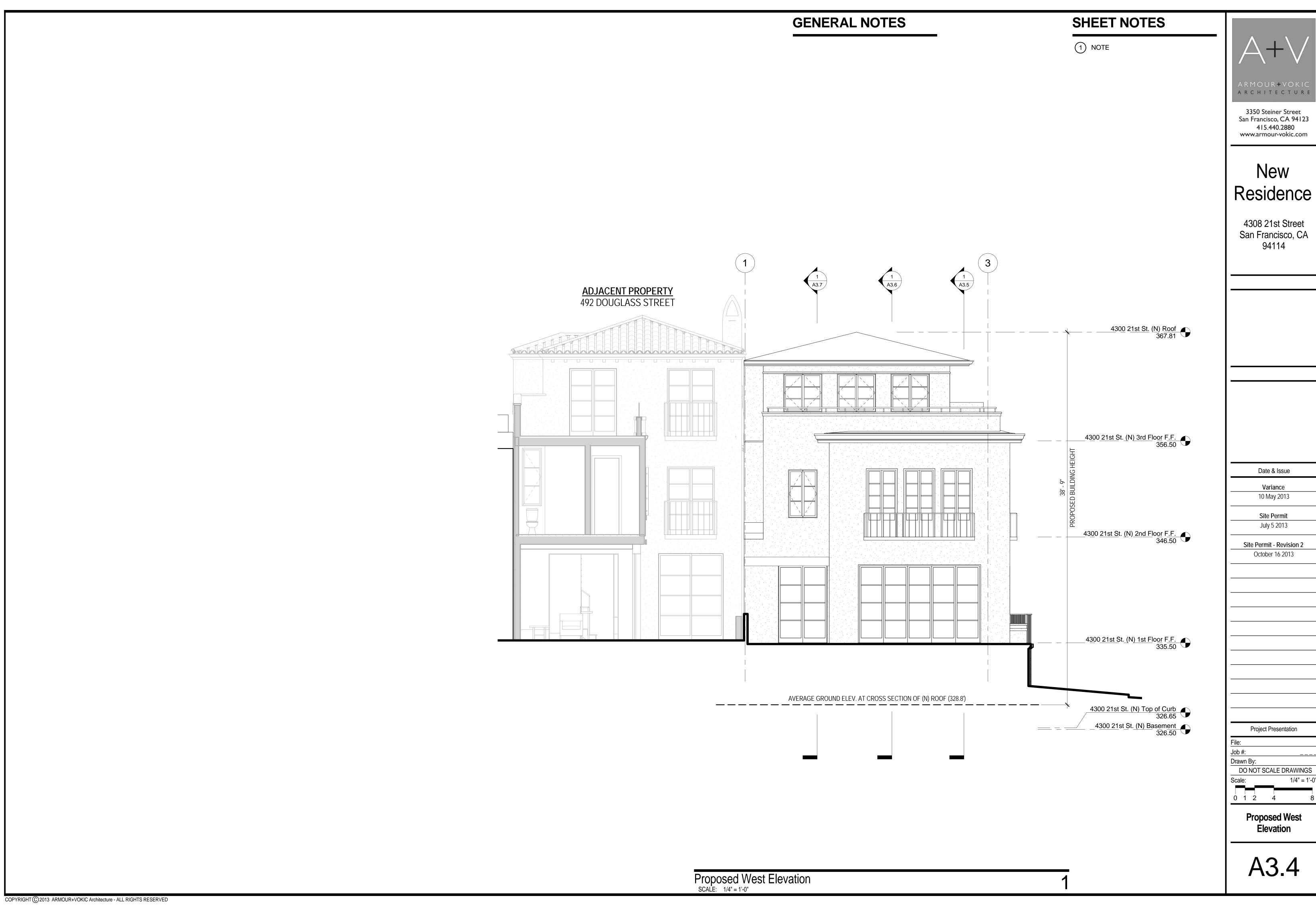
Site Permit July 5 2013

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Proposed North Elevation



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